

Town of Gawler Dwellings and Dwelling Additions



All dwellings and dwelling additions require Development Approval from Council. Development Approval comprises both Development Plan “Planning” Consent and Building Rules “Building” Consent. You may apply for both together or separately.

Providing Council with clear and accurate information will help to avoid delays with the assessment of your application. Applications that do not contain this information will take longer to assess or may not be accepted for lodgement. It is recommended that you use the checklists on this fact sheet to ensure that all relevant information is provided.

Unless you are a qualified builder or draftsman, it is recommended that you engage the services of a professional builder, draftsman or architect to prepare this documentation.

Information Required for Development Plan Consent

All applications are assessed against the Town of Gawler Development Plan to ensure that the development is suitable for its locality and that it does not unreasonably affect neighbouring properties. To obtain Development Plan Consent the following is required. Failure to provide this information with results in delays in the assessment of your application

Tick

- ☐ **Fully completed Development Application Form** - form is available at Council offices or can be downloaded from Council’s website.
- ☐ **Payment of Development Application Fees** - fees will be advised when lodging your application. Please contact Council if you wish to know which fees will apply beforehand.
- ☐ **Current Certificate of Title for the Subject Land** - Refer to Certificate of Title Information Sheet for how to obtain a copy of your Certificate of Title if you do not already have one.
- ☐ **Site Plan** - 3 copies, drawn to a scale of 1:100 or 1:200, showing the following information:
 - North point
 - Boundaries and dimensions of the entire site as per the current Certificate of Title

Town of Gawler

Applying for Development Approval

- Location and dimensions of any easements on the land (the Certificate of Title will show whether any easements that apply to your land)
 - Location of proposed structure on the land
 - Location and use of all existing buildings (i.e. dwelling, sheds)
 - Distance between the proposed structure and other structures on the land, and distances to the site's boundaries (if not built on boundary)
 - Location of any Significant or Regulated Trees on the site or adjoining land, which could potentially be affected by, or affect the works.
- ☐ **Floor Plans(3 copies) showing:**
- The proposed building showing dimensions, intended use of rooms, floor area and window and access arrangements as well as the location of hard-wired smoke detectors.
- ☐ **Drainage/Site Works Plan**
- ☐ **Elevation Drawings and Specifications** - 3 copies, drawn to a scale of 1:100 or 1:200 (where applicable), showing the following information:
- All elevations of the proposed structure or addition (lengthways and width ways).
 - The dimensioned overall height
 - The materials, finishes and colours of the proposed structure

Information Required for Building Rules Consent

All dwellings and dwelling additions must be assessed against the Building Code of Australia to ensure the structural adequacy of the proposed building work. To enable assessment the following is required, failure to provide this information will result in delays in the assessment of your application.

Tick

- ☐ **Technical Drawings (3 copies) showing:**
- Wall and roof framing layouts include racking force bracing, tie down provisions and truss computations if applicable.
 - Details of structural connections drawn to a scale of not less than 1:20.
 - Wet area detail and other building rule requirements as necessary.
- ☐ **Specifications (3 copies) showing:**
- The building specification lists the materials and workmanship required by the Building Rules to comply with the Development Act and Regulations 1993.
 - The Master Builders Association or Housing Industry Association standard specifications are satisfactory provided the irrelevant clauses are deleted and they are filled out with the owner, builder and site details.
- ☐ **Engineering (3 copies) showing:**
- All dwelling additions require an engineer's soil investigation and footing report.
 - The engineer's documentation should also state the design wind speed for the site and also include any structural calculations that are necessary (eg. roof or floor beams, retaining walls, etc).
- ☐ **Certificate of Indemnity Insurance (for all domestic building work valued over \$12,000)**
- ☐ **Proof of payment of Construction Industry Training Board (CITB) Levy (for all work valued over \$15,000)**

Please note that CITB Levy cannot be paid at Council offices. You can pay your CITB levy online by visiting www.citb.org.au or by calling 8172 9500. Council requires a receipt of payment as proof.